

MINUTES
BOARD OF ARCHITECTURAL REVIEW REGULAR MEETING
JANUARY 17, 2017, 7:30PM
TOWN HALL COUNCIL CHAMBERS

PRESENT: Pat Giglio, Chairman
Dan Piper, Vice Chairman
Jim Gloeckner, Board member
Mark Ippoliti, Board member
Beth Goldsmith, Board member
Nedim Ogelman, Council Liaison

ABSENT: None

STAFF: Daniel Galindo, AICP, Senior Planner
Michele Snyder, Planning Associate

CALL TO ORDER:

Chairman Giglio called the Regular Meeting of the Board of Architectural Review to order at 7:30 PM.

AGENDA AMENDMENTS:

None

BOARD MEMBER DISCLOSURES:

None

PUBLIC COMMENTS:

None

ACTION ITEMS – AMENDMENTS:

None

ACTION ITEMS – ADDITIONS, ALTERATIONS & DEMOLITION:

None

ACTION ITEMS - NEW CONSTRUCTION:

a) CDA17-01 – Purcellville Children’s Academy

John Recny with Helbing Lipp Recny Architects came forward and stated that he represents the owner, Mike Brittingham. Mr. Recny stated the location of the site is on Ken Culbert Lane behind Rite Aid and Walgreens on East Main which was slated as a day care center when the development behind it was built. Mr. Recny added that Mr. Brittingham has had the opportunity to purchase the land and put in a day care center. Mr. Recny stated the building is plain and rectangle in shape with the size being 142’ by 76’ and is a single story with the parking lot located in front of the building. Mr. Recny talked about the landscaping and added he believes the site plan was submitted this week. Mr. Recny stated there would be a playground behind the building including two shade structures. Mr. Recny reviewed the elevations and stated there would be a combination of brick along the base of the building to the window sill height. Mr. Recny added that above the brick would be a combination of horizontal hardiplank and vertical board and batten hardiplank in a color called sailcloth. Mr. Recny talked about the canopies in the back being made out of the metal standing seam roof (royal blue color) which is the same that will be going down the sides of the building. Mr. Recny stated that the windows will be white and simulated divided lites and will have cranberry shutters. Mr. Recny stated the doors will be plain metal painted the same color as the siding and that the storefront on the sides and main entrance would be white. Mr. Recny stated the trusses would be painted white and there would be two Tuscan columns and two pilasters up against the building.

In regards to the proposed light fixture, Mr. Recny stated it is a simple fixture that is LED and points straight down and that those would be located over every door except the front door. Because it is an open canopy, there will be cylinder lights that will be attached to the back of each truss and will also be white.

Mr. Recny stated he checked with the electrical engineer who checked with the electric company and because of the size of the electrical room, all of the meters can be inside. Mr. Recny added that there are five rooftop units on the building which will be screened by the parapets.

Chairman Giglio stated the guidelines specifically call out the use of primary colors and the blue roof is not supported by the guidelines and that some of the traditional colors would be a black and green. Chairman Giglio noted that the cap for the parapet would traditionally be a metal cap the same color as the roof which is not shown on the front elevation. Mr. Recny stated the intent is for the colors to match.

Further discussion took place about the shadows, awnings and roof element. Chairman Giglio added that blue is not one of the Town’s traditional colors per the guidelines and is not in keeping with the character of the Town.

Further discussion took place on roof colors and the concern for the townhome owners and their views. Daniel Galindo referenced the dumpster enclosure for review.

Chairman Giglio made a motion that the Board of Architectural Review approve CDA17-01 Purcellville Children's Academy with the following five conditions of approval:

1. The roof must be black, green or charcoal gray;
2. That a canopy be added over the west elevation above the two paired doors;
3. That a larger offset be created on the corner front elevation for the gables;
4. That the store front element have larger dimensional mullions to provide more contrast;
5. The trim around the doors is 4" and stops at the water table; and

The following two recommendations are provided which will be at the applicant's discretion for consideration:

1. For consistency, the applicant may choose either vertical board or horizontal board for siding on the lower portion of the building;
2. The option to provide a complimentary color on the gable ends which in a similar color pallet.

The motion was seconded by Board member Mark Ippoliti and approved unanimously.

ACTION ITEMS – OTHER:

None

DISCUSSION ITEMS:

a) Maximum Building Height in the C-4 District

Daniel Galindo stated that Chip Paciulli, Planning Commissioner, has been working on this item at the Planning Commission level and that this is one of the various zoning text amendments that was initiated by Town Council when they passed Resolution 16-10-02. Mr. Galindo stated that the text provided in the current zoning ordinance has been provided.

Commissioner Paciulli stated this item has been brought up several times over the past year to the Planning Commission and they have focused on it enough to move forward with looking at it to see if there are recommended changes. Commissioner Paciulli stated he does not have a designer's or architect's perspective and thought he would approach the BAR to see if there would be a way to interact, if interested, to work on the ordinance change that has not yet been created. Commissioner Paciulli asked if one member of the BAR could look at it and then meet with him to go through some discussion then report to the BAR to discuss in a public meeting to continue moving forward. Chairman Giglio stated the BAR would be interested in working with the Planning Commission on this item. Board member Goldsmith and Chairman Giglio agreed to work with Chip Paciulli on this item.

b) O'Toole Rezoning Conceptual Architectural Designs

Chairman Giglio stated that this is a pre-application and non-binding meeting.

Council member Ogelman stated that he is the Council liaison to the BAR and that the review of architectural design for a mixed use commercial complex with a three story hotel on the O'Toole

property is happening before the Town Council has even considered the rezoning necessary to pursue this project. Council member Ogelman added that there have been no public hearings and no votes on this proposal to rezone.

Chairman Giglio stated that the BAR typically does pre-application meetings with applicants which provides the applicant with the opportunity to get a feel for the design guidelines and to talk to the BAR as they start to develop their concepts moving forward.

Packie Crown, Planner with Bowman Consulting, came forward and stated she has been working on this project and appreciates the comments. Ms. Crown added they have been working with staff for about a year, and staff recommended that they have a pre-application meeting before the Planning Commission Public Hearing. Ms. Crown added they have submitted proffers as part of the application, drafted guidelines, and had extracted elements of the Purcellville design guidelines and embedded those into the draft design guidelines. Ms. Crown added they have attempted to take the Purcellville design guidelines and have looked at surrounding properties in the Town and tried to develop a conceptual design.

Abbie Rolando from Morgan Gick McBeath & Associates, architects for the project, came forward and stated they are looking to set up schematic design language that can be used over the course of the site with the three retail proposed projects at the front, the assisted living building, the three story hotel and the child care facility. Ms. Rolando stated that the designs are picturing a stone base, a combination of a hardiboard and stucco for the façade and a metal standing seam roof in green. Ms. Rolando added they are looking at a palette of colors to be used in different ways across the site.

Board member Ippoliti talked about the similarities between the retail and the child care and that they seem visually attractive yet the assisted living and hotel seem to be bland in comparison and does not seem to have the same appeal as the other two structures. Board member Goldsmith stated her initial opinion is that since it could be what people see as they enter Town that maybe the parking lot should not be the focal point. Chairman Giglio stated in regards to the retail piece that the back of the buildings is what faces Rt. 7 and 287 which are elevations that are not shown.

Ms. Crown talked about the entrance location. Chairman Giglio asked if the upper floors would be occupied. Ms. Rolando stated that they are looking to use those for storage as a way to entice tenants. Chairman Giglio added that on the canopy designs there is sign bandage on the canopies themselves and suggested creating a more traditional sign band into the building itself rather than the canopies. Council member Ogelman stated his thoughts about the design guidelines and specifically, the importance of the context part of it and the scale orientation in relationship to the environment around it. Councilmember Ogelman added that the height issue in particular would need to be balanced out and considered in a context that would be in harmony not just with the shopping centers but also with the farm which is a gateway and in the overlay district.

Board member Gloeckner asked for a description of the pallet of materials for the retail portion which was then discussed. Board member Gloeckner asked about the assisted living facility and the little hats on the roof and suggested they be as wide as a couple of sets of windows to be

more to scale. Chairman Giglio suggested emphasizing the entrance more to highlight the center element and added that the round window detail is a little odd.

Further discussion took place about roof heights and architecture.

INFORMATION ITEMS:

a) CDA16-21 – Southern States Amendment – Notice of Minor Project Exemption

Daniel Galindo stated that a minor project exemption was administratively approved to change a couple of the color details including that the cedar stained wood changed to white and some of the sandstone color, specifically on the down spouts, is now white. Mr. Galindo added that since this was not a major change that a minor project exemption was given.

APPROVAL OF MINUTES:

a) September 20, 2016 Regular Meeting

Chairman Giglio stated that Board member Goldsmith was present while Board member Piper was absent.

Chairman Giglio stated that for the brick coloration for CDA16-20, should be 594, not 494.

Chairman Giglio added for clarification, the last statement should read “Chairman Giglio pointed out the opportunity to create an outdoor dining area at the rear of the building.”

Chairman Giglio made a motion to approve the minutes of the September 20, 2016 Regular Meeting as amended. The motion was seconded by Board member Goldsmith and passed unanimously.

Board member Ippoliti asked if the Town had to approve a rezoning in order for the previous item to move forward. Council member Ogelman confirmed and stated that this was based on an assumption that there would be a rezoning and added that there needs to be public hearings, input from citizens, and deliberation on that part of the discussion. Council member Ogelman suggested for efficiency sake that the BAR members be selective about hearing these kinds of things before they go through the other processes.

Chairman Giglio stated that as the applications are moving forward, there are multiple pieces moving to include the legislative and the design elements. Chairman Giglio added he sees it more like creating the full package and that they have always provided, when requested by an applicant, review during pre-submission meetings. Council member Ogelman stated that what he is hearing is that discussion ought to affect what is going to happen with rezoning and with public deliberation. Chairman Giglio stated it will not affect it but what it does is provides value in terms of looking at the site holistically and at all of the components involved whether it be design, site plan pieces and even the recommendation of creating more space for outdoor dining, etc. and creating more separation between the buildings. Chairman Giglio stated that all of those

things are valuable and when they come to the BAR they are already in stone in terms of the site plan, even with providing articulation with the building façade along Rt. 7. Chairman Giglio added with that in mind they can now shift the building, if needed, to have movement. Council member Ogelman stated there is a very abstract component of this and that is what will happen with the zoning. Council member Ogelman added that he can see value in doing this before the site plan but does not see the same value described at the abstract stage of saying that it is transition x right now and what it will be later. Board member Gloeckner added that if someone wants to rezone something that they have to do market research and figure out what the ratio is for any one site to determine parking, setbacks, utility requirements, square footage, building height, etc. and whether they want to change zoning or not, they still have to do the due diligence.

Daniel Galindo stated, for background, that the issue is that when they first submit and sometimes in the second submission, a lot of what has been commented on by staff is to tell us what you are willing to commit to and what you are not willing to commit to. Mr. Galindo added that after the first submission, what they did for the second submission is that they essentially recreated the Town's guidelines and then proffered those guidelines when they already have to comply with the Town's guidelines. Mr. Galindo stated that they are trying to work with staff but that it is hard trying to respond to the comments to make it a better application before it gets to the final public hearings. Mr. Galindo added that for tonight's meeting they did submit an application with a small fee.


Board member Ippoliti stated he is not an advocate for this type of activity when zoning is working.

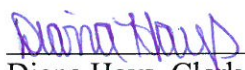
Chairman Giglio stated that tonight's meeting provided them with the opportunity to see that when they do come forward what some of the concerns of the BAR will be. Chairman Giglio added this is traditionally done for any application that has requested it and it adds value in the end that the Town ends up with a better project.

Chairman Giglio added that the BAR provided a critique and a review without any endorsement by the BAR.

ADJOURNMENT:

There being no further business, Chairman Giglio made a motion to adjourn the meeting at 9:14PM. The motion was approved unanimously.


Pat Giglio, Chairman


Diana Hays, Clerk of Council